

| KEY FACTS SALES | | Charters Village 4 Bush Davies House | Created 02/04/2025 |
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| Property Details | Retirement Community Operator | Retirement Villages Group Ltd with subsidiary companies Charters Village LTD (Landlord) and Charters Village Management Ltd (Management company). | |
| | Description of unit (type and beds) | 2 Bedroom Apartment | Brochure, price list |
| | Status of unit | New property | Brochure, property details |
| | Occupancy | 2 | Lease |
| | Tenure | Leasehold | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
| Cost of moving into property | Asking Price | £505,000 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Removal Costs | Your removal expenses | |
| | Parking & Garage arrangements | £575 per annum | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Service Charge from January to | Service charge: £12,980 pa for single occupancy, and additional £300.00 pa for double occupancy. | FAQ's |
| | Maintenance reserve fund (sinking fund) | £ 277065 | |
| | Overnight on call support charge | Included in the Service Charge | |
| | Ground rent | £300.00 | Lease, FAQ's |
| Care Costs | Provided by an external provider | Price on application | |
| Insurance arrangements | Responsibility of Landlord | Buildings, Public Liability and Employers Liability insurance - Costs included in the Service Charge | FAQ's & Contract pack sent to your solicitor |
| | Responsibility of Tenant | Home contents Insurance | |
| Ongoing fees residents will have to pay in addition | Utility Bills | Electricity, Gas, Water, Telephone | Buyer introduction pack |
| | Council tax | Band E - £3054.61 pa | |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Free Choice | |
| | Satellite/Cable TV | Free Choice | |
| Charges when leaving the property | Assignment Fee | Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 10% of the re-sale price of the property when it is re-sold. Please ask the Village Manager for more details and a copy of the financial implications. | Lease, FAQ's, price list |
| | Estate Agent's commission | £0.00 | |
| | Legal fees | On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees | |
| | Removal expenses | Buyer/seller responsible for own removal costs | |
| | Service Charge | Service Charges remain payable until a property is resold | |
| | Dilapidations | The cost of your putting the property back in good order internally in accordance with the terms of the Lease | Lease |
| Restriction on renting the property | | Rental Tenants must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease |